

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: SEPTEMBER 13, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-22205 - APPLICANT: DON F. AHERN - OWNER: DFA, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL, subject to:**

1. Conformance to the conditions for Rezoning (ZON-9925) and Rezoning (Z-0084-99).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 07/16/07, landscape plan and building elevations date stamped 05/24/07, except as amended by conditions herein.
4. A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a zero foot wide landscape buffer where eight feet is required along the east, west, and south property lines.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. This site is within a FEMA Flood Zone A.
14. Site development to comply with all applicable conditions of Ahern Rentals Commercial Subdivision and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review to allow for 37,200 square feet of light manufacturing, 40,000 square feet of light assembly and fabrication, 22,000 square feet of auto repair garage (major), and 13,800 square feet of office space with a Waiver of perimeter landscape requirements to allow a zero-foot wide buffer where eight feet is required along the east, west, and south property lines on 9.77 acres on the south side of Bonanza Road, approximately 550 feet west of Martin L. King Boulevard.

This application has been amended from 37,200 square feet of light manufacturing to 36,900 square feet; 40,000 square feet of light assembly to 80,000 square feet; and 13,800 square feet of office to 16,500 square feet.

The proposed development is consistent with the General Plan and Title 19 Design Standards. The proposed light assembly, light manufacturing, and auto repair, major uses are consistent with the proposed land use and zoning designations; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/21/68	The Board of Commissioners of the City of Las Vegas approved a Rezoning (Z-0021-67) from R-E (Residence Estates) to C-2 (General Commercial) for the property located at 1785 West Bonanza Road (minus the southern 100-feet of subject property).
04/06/77	The Board of Commissioners of the City of Las Vegas approved a Rezoning (Z-0011-77) from C-2 (General Commercial) and R-E (Residential Estates) to C-M (Commercial/Industrial) for the entire property located at 1785 West Bonanza Road.
09/05/79	The Board of Commissioners of the City of Las Vegas approved a Rezoning (Z-0078-79) from R-E (Residence Estates) to C-2 (General Commercial) for the properties located at 1607 and 1611 West Bonanza Road.
08/15/90	The City Council approved a Rezoning (Z-0082-90) from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial/Industrial) for the property located at 1721 West Bonanza Road.
09/20/95	The City Council approved a Rezoning (Z-0059-95) from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial/Industrial) for the properties located at 1615 and 1629 West Bonanza Road.
11/15/95	The City Council approved a Rezoning (Z-0071-95) from R-E (Residence Estates) to C-2 (General Commercial) for the property located at 1729 West Bonanza Road.

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06/19/96	The City Council approved a Rezoning (Z-0045-96) from R-E (Residence Estates) to C-2 (General Commercial) and C-M (Commercial/Industrial) for the property located at 1905 West Bonanza Road.
06/19/96	The City Council approved a Rezoning (Z-0046-96) from R-E (Residence Estates) to C-2 (General Commercial) for the property located at 1529 West Bonanza Road.
10/12/98	The City Council approved a Rezoning (Z-0063-98) from R-E (Residence Estates), C-2 (General Commercial) and C-M (Commercial/Industrial) to C-M (Commercial/Industrial) for the properties located at 1607 through 1729 West Bonanza Road.
04/05/00	The City Council approved an amendment to a portion of the West Las Vegas Plan of the General Plan (GPA-0046-99) from G-C (General Commercial) to LI/R (Light Industrial/Research) for the properties located at 1821 and 1825 West Bonanza Road.
04/05/00	The City Council approved a Rezoning (Z-0084-99) from R-E (Residence Estates) to C-M (Commercial/Industrial) for the properties located at 1821 and 1825 West Bonanza Road.
02/05/03	The City Council approved a Site Development Plan Review (SDR-1334) and a Special Use Permit (SUP-1335) for a proposed manufacturing and parts warehouse on 5.2 acres located at 1721, 1821, and 1825 West Bonanza Road.
05/22/03	The Planning Commission approved a Tentative Map (TMP-2169) for a one-lot commercial subdivision at 1785 West Bonanza Road. Staff recommended approval.
01/18/06	The City Council approved a Rezoning (ZON-9925) from R-E (Residence Estates) and C-2 (General Commercial) to C-M (Commercial/Industrial) a portion of 8.69 acres on the south side of Bonanza Road, approximately 475 feet west of Martin L. King Boulevard.
09/07/06	The Planning Commission approved a Tentative Map (TMP-15376) for a one lot commercial subdivision on 9.36 acres at 1909 and 1915 West Bonanza Road.
07/12/07	The Planning Commission approved an abeyance request by the applicant for Site Development Plan Review (SDR-22205) to the 09/13/07 Planning Commission Meeting.
<i>Pre-Application Meeting</i>	
05/21/07	A pre-application meeting was held with the applicant. The applicant was informed that the addition would require a Site Development Plan Review. The applicant was then given submittals requirements for the application.
<i>Field Check</i>	
06/12/07	A field check was made on the site. The site is currently utilized as an equipment rental establishment such as booms, backhoes, skidsteers, skiploaders and trenchers for commercial and residential contractors.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	9.77

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Equipment Rental with Outside Storage	LI/R (Light Industrial/Research)	R-E (Residence Estates) under Resolution of Intent to C-M (Commercial/Industrial), C-2 (General Commercial) under Resolution of Intent to C-M (Commercial/Industrial)
North	Undeveloped, Single Family Residential, Multi-Family Residential, Commercial	C (Commercial), MXU (Mixed Use)	R-E (Residence Estates), R-3 (Medium Density Residential) and C-1 (Limited Commercial)
South	US-95	US-95	US-95
East	Commercial	LI/R (Light Industrial/Research)	R-E (Residence Estates) and C-2 (General Commercial)
West	Commercial	LI/R (Light Industrial/Research)	R-E (Residence Estates), C-2 (General Commercial) and C-M (Commercial/Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts	X		
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19, the following Development Standards Apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	1,620 Feet	Y
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side	10 Feet	40 Feet	Y
• Rear	20 Feet	60 Feet	Y
Min. Distance Between Buildings	10 Feet	53 Feet	Y
Max. Building Height	N/A	54 Feet	Y
Trash Enclosure	Walled, gated	Walled, gated	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12, the following Landscape Standards Apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	50 Trees	Zero Trees	N*
Buffer:				
Min. Trees	1 Tree/30 Linear Feet	125 Trees	42 Trees	N*
TOTAL		175 Trees	42 Trees	N*
Min. Zone Width (R.O.W)	15 Feet		15 Feet	Y
Min. Zone Width (Interior)	8 Feet		Zero Feet	N*
Wall Height	8 Feet		Not provided	N/A

**A Waiver has been requested by the applicant.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Repair (Major)	22,000 SF	1:200 +5	115				
Light Assembly	80,000 SF	1:500	160				
Light Manufacturing	36,900 SF	1:1000	37				

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Office	16,500 SF	1:300	55				
SubTotal			359	8	371	8	Y
TOTAL			367		379		Y
Loading Spaces			4		4		Y

Waivers		
Request	Requirement	Staff Recommendation
Waiver of perimeter landscape requirements to allow a zero foot wide buffer along the east, west, and south property lines.	8 feet	Denial
No Landscape Fingers	1 per 6 parking spaces	Denial

ANALYSIS

- Zoning

The site is currently zoned C-M (Commercial/Industrial), located within the Downtown Redevelopment Area and has a LI/R (Light Industrial/Research) Land Use Designation. The C-M District is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M District is consistent with the Light Industry/Research category of the General Plan. The proposed light assembly, light manufacturing, and auto repair, major uses are consistent with the proposed land use and zoning designations.

- Site Plan

The applicant is proposing to add three buildings, an 84,400 square-foot light assembly shop and office, a 25,000 square-foot Auto Repair Garage, Major and office and an 8,100 square-foot light manufacturing shop to a site that currently contains three existing buildings, a 26,100 square-foot light manufacturing shop, a 5,400 square-foot light manufacturing shop and office and a 6,400 square-foot office. The site plan shows the buildings equally dispersed throughout the 9.77-acre parcel with the closest buildings being 54 feet from another.

Access to the site is provided by Bonanza Road, a 100-foot Primary Arterial as classified on the city's Master Plan of Streets and Highways. There are four access driveways spaced between 195 to 430 feet in distance along Bonanza Road. This roadway has adequate capacity to serve the proposed use.

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The majority of parking is provided behind the proposed expansion of the 25,000 square-foot auto repair garage, major shop (1825) and the 8,100 square-foot light manufacturing shop (1711). The proposed light assembly, light manufacturing, and auto repair, major shops require 369 parking spaces. The submitted site plan indicates 379 spaces will be provided, including eight handicap accessible spaces.

- **Waivers**

The applicant is requesting a waiver of the perimeter landscaping requirement to allow a zero foot wide buffer along the east, west, and south property lines and to provide no landscape fingers. The applicant contends that this is an industrial area and the landscaping will get trampled and destroyed with all of the vehicular activity on the site.

- **Landscape Plan**

The landscape plan depicts landscaping only along the north perimeter buffer along Bonanza Road. The applicant shows no landscaping along the east, west and south property lines and no landscape fingers between the parking spaces. The applicant has requested a Waiver of Title 19.12 Landscape Standards and 19.10 Parking Standards.

- **Elevation**

The elevations for the proposed shops depict buildings suitable for industrial use. All three buildings are composed of a standing seam metal roof and corrugated metal panels. The 84,400 square-foot light assembly shop and office (1915) is two story building, 54 feet in height. The 25,000 square-foot auto repair garage, major and office shop (1825) is a one story building, 36 feet in height with five, 18 foot high roll-up metal doors. The 8,100 square-foot light manufacturing shop (1711) is smaller version of 25,000 square-foot building in square-footage but with the same height and roll-up metal doors.

- **Floor Plan**

The proposed 84,400 square-foot building (1915) is a two story building. On the ground floor, the area is arranged with assembly equipment while the top floor shows a break room, restrooms and storage area for parts.

The proposed 25,000 square-foot building (1825) is a one story building. The building is partitioned into two sections, one for parts and the other for shops. The shops have four bay doors all facing the south.

The proposed 8,100 square-foot building (1711) is a one story building with five bay doors all positioned to the south.

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FINDINGS

The following findings must be made for an SDR:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed uses are appropriate along industrial corridors such as the one in which this site is located. Therefore, the proposal is compatible with adjacent development in the area.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed development is consistent with the General Plan and Title 19 Design Standards. The proposed light assembly, light manufacturing, and auto repair, major uses are consistent with the proposed land use and zoning designations.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

Access to the site is provided by Bonanza Road, a 100-foot right-of-way as designated on the city’s Master Plan of Streets and Highways. There is adequate access for vehicles exiting and entering this site.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

Building materials reflect the industrial nature of the uses proposed. Landscaping materials are appropriate for screening the uses and beautifying the area.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The building elevations are utilitarian but not unsightly. They create an orderly environment and are harmonious and compatible with development in the area.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The development will be subject to reviews for building permits, and adequate measures will be taken to protect public health, safety, and general welfare.

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